

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No. 02006
Hartland's Cardinal Heights 1st Addition

DATE: May 2, 2002

PROPOSAL: A final plat consisting of 69 lots and 1 outlot.

LAND AREA: 29.37 acres, more or less.

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot C, Hartland's Cardinal Heights Addition.

LOCATION: Generally located east of NW 56th Street and south of W. Leighton Avenue.

APPLICANT: Hartland Homes, Inc.
P.O. Box 22787
Lincoln, NE 68522
(402)477-6668

OWNER: Same

CONTACT: Lyle Loth
Engineering Surveying and Planning
601 Old Cheney Road, Suite A
Lincoln, NE 68512
(402)421-2500

EXISTING ZONING: R-3, residential

EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE AND ZONING:

North:	Residential	R-3, Residential
South:	Farmland	AG, Agricultural
East:	Residential	R-3
West:	Residential	R-3

HISTORY: On **December 21, 1998**, City Council approved Preliminary Plat #97027, Cardinal Heights Addition for 169 residential lots.

In July of **1987** the Oak Hills 1st Addition Preliminary Plat expired.

The area was zoned A-2, Single Family Dwelling District until it was updated to R-3, Residential during the **1979** zoning update.

In July of **1977**, City Council approved Oak Hills 1st Addition Preliminary Plat for 127 residential lots. No final plat was submitted

TRAFFIC ANALYSIS: NW 56th Street is shown as an Urban/Rural Minor Arterial in the Future Street and Road Classification in the Comprehensive Plan. All other roads within the plat are classified as local roads.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. Agreement for Escrow of Security Funds have been approved for the completion of street paving, water mains, sanitary sewer, storm sewers and ornamental lighting. Certificate of Deposits have been accepted for the completion of sidewalks, street trees and landscape screen.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Prepared by,

Becky Horner
Planner

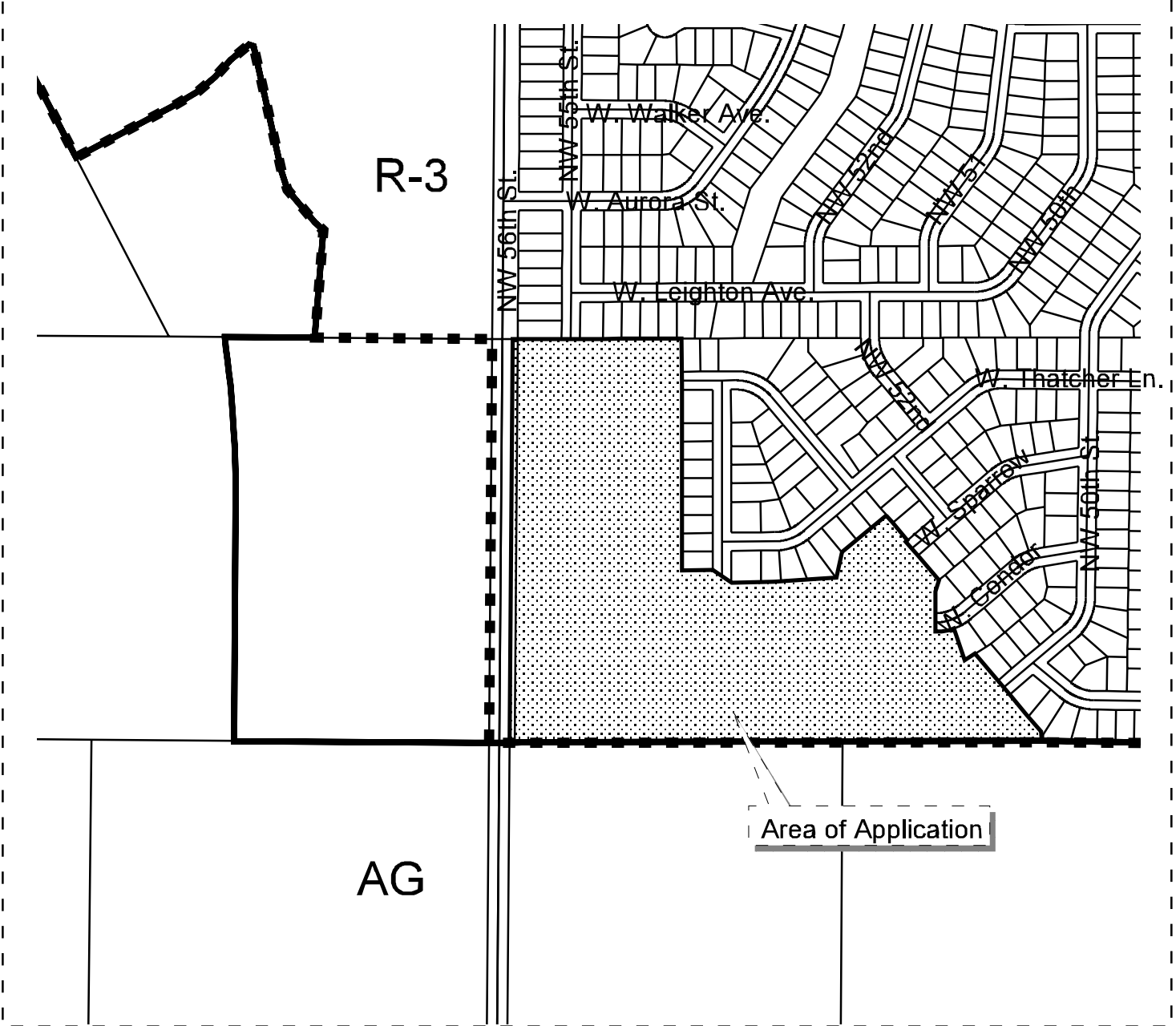
attachments: Technical information.

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Final Plat #02006
Hartland's Cardinal Heights 1st Add
NW 56th & Leighton Ave.

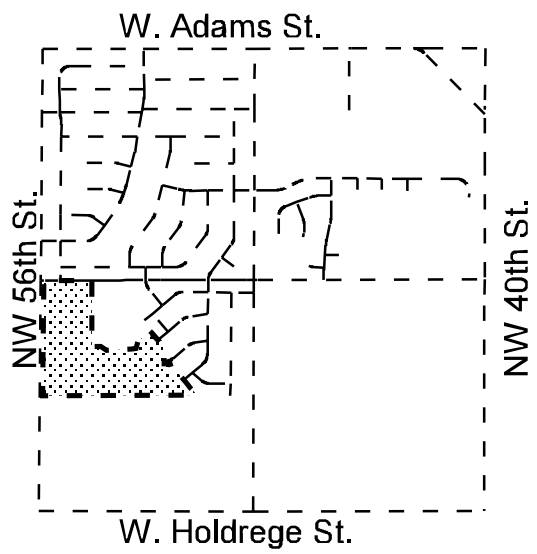
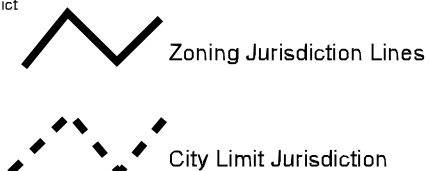




Final Plat #02006
Hartland's Cardinal Heights 1st Add
NW 56th & Leighton Ave.

- Zoning:**
- R-1 to R-8 Residential District
 - AG Agricultural District
 - AGR Agricultural Residential District
 - R-C Residential Conservation District
 - O-1 Office District
 - O-2 Suburban Office District
 - O-3 Office Park District
 - R-T Residential Transition District
 - B-1 Local Business District
 - B-2 Planned Neighborhood Business District
 - B-3 Commercial District
 - B-4 Lincoln Center Business District
 - B-5 Planned Regional Business District
 - H-1 Interstate Commercial District
 - H-2 Highway Business District
 - H-3 Highway Commercial District
 - H-4 General Commercial District
 - I-1 Industrial District
 - I-2 Industrial Park District
 - I-3 Employment Center District
 - P Public Use District

One Square Mile
 Sec. 18 T10N R6E



HARTLAND'S CARDINAL HEIGHTS 1ST ADDITION

BASED ON CARDINAL HEIGHTS FIRST
ADDITION PRELIMINARY PLAT *01017

LOT AREAS			
LOT NO.	BLOCK	LOT NO.	BLOCK
1	4200	1	4200
2	4200	2	4200
3	4200	3	4200
4	4200	4	4200
5	4200	5	4200
6	4200	6	4200
7	4200	7	4200
8	4200	8	4200
9	4200	9	4200
10	4200	10	4200
11	4200	11	4200
12	4200	12	4200
13	4200	13	4200
14	4200	14	4200
15	4200	15	4200
16	4200	16	4200
17	4200	17	4200
18	4200	18	4200
19	4200	19	4200
20	4200	20	4200
21	4200	21	4200
22	4200	22	4200
23	4200	23	4200
24	4200	24	4200

OUTLOT "A" 710.931

NOTE: All lot areas are in square feet.

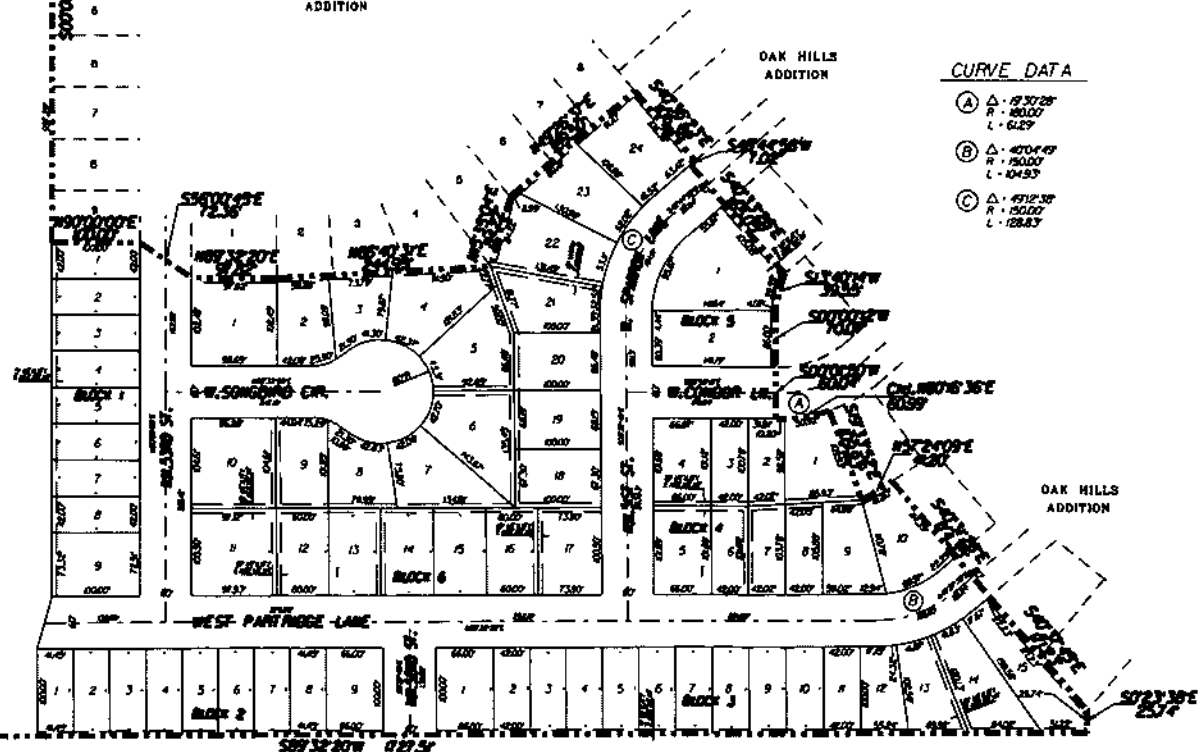
OUTLOT "K"

HARTLAND'S
CARDINAL HEIGHTS
ADDITION

OAK HILLS
ADDITION

CURVE DATA

- (A) $\Delta = 19.3028^\circ$
R = 180.00
L = 61.29
- (B) $\Delta = 40.0449^\circ$
R = 150.00
L = 104.93
- (C) $\Delta = 47.1237^\circ$
R = 150.00
L = 128.83



M e m o r a n d u m

MAR - 5 2002

To: Becky Horner, Planning

From: Charles W. Baker, Public Works and Utilities

Subject: Hartland's Cardinal Heights 1st Addition Final Plat #02006

Date: March 5, 2002

cc: Allan Abbott
Roger Figard
Nick McElvain

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Final Plat for Hartland's Cardinal Heights 1st Addition located at Northwest 51st and Partridge Lane. Public Works has the following comments:

- Storm Sewer - The storm sewer system approved with the preliminary plat is satisfactory. An estimate of \$49,300 has been calculated in conjunction with a proposed executive order for the cost of the construction of the storm sewers within this addition.
- Street Paving - The street paving approved with the preliminary plat is satisfactory. An estimate of \$219,400 has been calculated in conjunction with a proposed executive order for the cost of the construction of the street paving within this addition.
- Water Mains - The water mains approved with the preliminary plat are satisfactory. An estimate of \$68,700 has been calculated in conjunction with a proposed executive order for the cost of the construction of the water mains within this addition. An estimated subsidy \$3,760 is available for the construction of the 12" water main in this addition.
- Sanitary Sewers - The sanitary sewer system approved with the preliminary plat is satisfactory. An estimate of \$107,700 has been calculated in conjunction with a proposed executive order for the cost of the construction of the sanitary sewers within this addition.
- Ornamental Lighting - An estimate of \$16,000 has been calculated in conjunction with a proposed executive order by Lincoln Electric System for the cost of the installation of the ornamental lighting for this addition.
- Sidewalks - A \$60,500 bond should be required for the construction of the sidewalks within this addition.

- Survey Markers - A \$5,200 bond should be required to guarantee the placement of the permanent survey markers within this addition.
- Street Signs - A \$575 bond should be required for the installation of the street signs for this addition.

The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant locations, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

SW
18-10-6
B-11-W

Hartland's Cardinal Heights Kst Add # 02006
PROJECT NAME AND NUMBER
Resubmittal per D.L.

3.26.02
DATE

FINAL PLAT
(12 COPIES minimum)

LETTER
PLAT

DISTRIBUTION

City Engineer's Office		
Public Works - Survey Check - Bernie Blum	X	X
L.E.S. - Theobald (3)		
L.E.S. - Hennessy		
Alltel Communications - Al Schroeder-401 S. 21 st St.		
Building & Safety / Fire Prevention - Bob Fiedler		
Parks & Recreation- Nosal		
Building & Safety (where existing buildings)		
County Engineer (County plats only)		
Post Office - Ron White		
Duncan Ross- Antelope Valley Project		
Ray Hill		
Planner/Pre Plat:		

Please review the attached plans and return your comments to me by Krazak Apr: 11, 2002
(10 days from submittal)

Please review this application relative to the minimum improvements which your department has responsibility, and please provide the surety amount for those improvements.

Becky Horner

PROJECT PLANNER

If you have any questions, need additional information or cannot meet the deadline, please let me know.
Phone # 441-7491 FAX # 441-6377

MARCH 28, 2002 -OK

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02021**

Address

Job Description: **HARTLAND'S CARDINAL HEIGHTS 1**

Location: **HARTLAND'S CARDINAL HEI**

Special Permit: **N**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **BECKY**

FEB 27 2002

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards

INTER-DEPARTMENT COMMUNICATION

CITY OF LINCOLN PARKS & RECREATION DEPARTMENT

DATE: March 1, 2002

TO: Becky Horner

SECTION: Planning

FROM: Steve Nosal

SUBJECT: Hartland's Cardinal Heights 1st. Addition Final Plat #02006

The Lincoln Parks and Recreation staff have reviewed the above and have the following comments to make.

- 1.) The landscape bond amount for the Hartland's Cardinal Heights 1st Addition Administrative Final Plat #02006 is as follows according to the landscape plan dated 9/26/01.

STREET TREES

<u>STREETS</u>	<u>QTY.</u>	<u>SIZE/TYPE</u>	<u>PRICE*</u>	<u>COST</u>
N.W.53 St.	15	1"cal.B&B or cont. Fraxinus pennsylvanica	220.00	3300.00
		"Patmore Ash"		
Songbird Cr.	10	1"cal.B&B or cont. Malus spp.	220.00	2200.00
		"Prairifire Crab"		
Wild Bird Dr.	40	1"cal.B&B or cont. Gleditsia triacanthos	220.00	8800.00
		"Skyline Honeylocust"		
N.W.52nd St.	4	1"cal.B&B or cont. Tilia cordata	220.00	880.00
		"Greenspire Linden"		
N.W. 51st St.	8	1"cal.B&B or cont. Tilia cordata	220.00	1760.00
		"Greenspire Linden"		
W. Sparrow Ln.	8	1"cal.B&B or cont. Tilia cordata	220.00	1760.00
		"Greenspire Linden"		
W. Condor Ln.	5	1"cal.B&B or cont. Pyrus calleryana	220.00	1100.00
		"Aristocrat Pear"		
TOTAL				\$19800.00

*Includes labor and materials for planting.

